155.0	0004	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	844,400 / 844,400
					USE VALUE:	844,400 / 844,400
					ASSESSED:	844,400 / 844,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
219		CEDAR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COHEN ELIZABETH M		
Owner 2:			
Owner 3:			
Street 1:	219 CEDAR AVENUE		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	PERLMUTTER JASON M -
Owner 2:	COHEN ELIZABETH M -
Street 1:	219 CEDAR AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,744 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 1624 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7744.000	322,500		521,900	844,400
Total Card	0.178	322,500		521,900	844,400
Total Parcel	0.178	322,500		521,900	844,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 519.95 | /Parcel: 519.9

Legal Description

User Acct 103257

GIS Ref

GIS Ref

Insp Date 08/12/16

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 155.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	322,500	0	7,744.	521,900	844,400	844,400	Year End Roll	12/18/2019
2019	101	FV	243,600	0	7,744.	489,200	732,800	732,800	Year End Roll	1/3/2019
2018	101	FV	243,600	0	7,744.	404,400	648,000	648,000	Year End Roll	12/20/2017
2017	101	FV	243,600	0	7,744.	371,800	615,400	615,400	Year End Roll	1/3/2017
2016	101	FV	232,700	0	7,744.	339,200	571,900	571,900	Year End	1/4/2016
2015	101	FV	227,000	0	7,744.	332,700	559,700	559,700	Year End Roll	12/11/2014
2014	101	FV	227,000	0	7,744.	309,200	536,200	536,200	Year End Roll	12/16/2013
2013	101	FV	227,000	0	7,744.	294,200	521,200	521,200		12/13/2012

!12166!

PRINT

Date	Time
12/11/20	02:16:34

LAST REV

Date	Time
09/07/16	12:41:18
apro	
12166	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PERLMUTTER JASO	58306-135		1/18/2012	Convenience	1	No	No		Y
KULSICK MARIA S	49305-486		4/18/2007		503,000	No	No		
LAFLEUR VINCENT	30604-572		8/30/1999		312,650	No	No		
POPE TRACEY	27600-15		8/27/1997		235,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2015	987	Renovate	83,073		7/21/2015			Enlarge kitchen ar
2/16/2006	105	Re-Roof	11,000			G7	GR FY07	
10/1/2004	1035	Porch	5,000					REBUILD FRT PORCH
9/18/2003	793	New Wind	16,000					24 vinyl repl wndw
6/6/2002	402	Redo Kit	25,000	O		G4	GR FY04	REMODEL KITCHEN/BA

ACTIVITY INFORMATION

Date	Result	By	Name
8/12/2016	Meas/Inspect	DGM	D Mann
12/3/2008	MLS	MM	Mary M
11/1/2008	Meas/Inspect	345	PATRIOT
6/21/2007	MLS	HC	Helen Chinal
6/19/2000	MLS		
12/7/1999	Mailer Sent		
11/24/1999	Measured	268	PATRIOT
7/19/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	103257
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7744		Sq. Ft.	Site		0	80.	0.84	9									521,859						521,900	

Total AC/HA: 0.17778 | Total SF/SM: 7744 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 521,859 | Spl Credit | Total: 521,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.29655170
Const Adj.:	0.99980003
Adj $ / SQ:	162.037
Other Features:	92550
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	396142
Depreciation:	73682
Depreciated Total:	322459

COMMENTS

SCUTTLE/SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

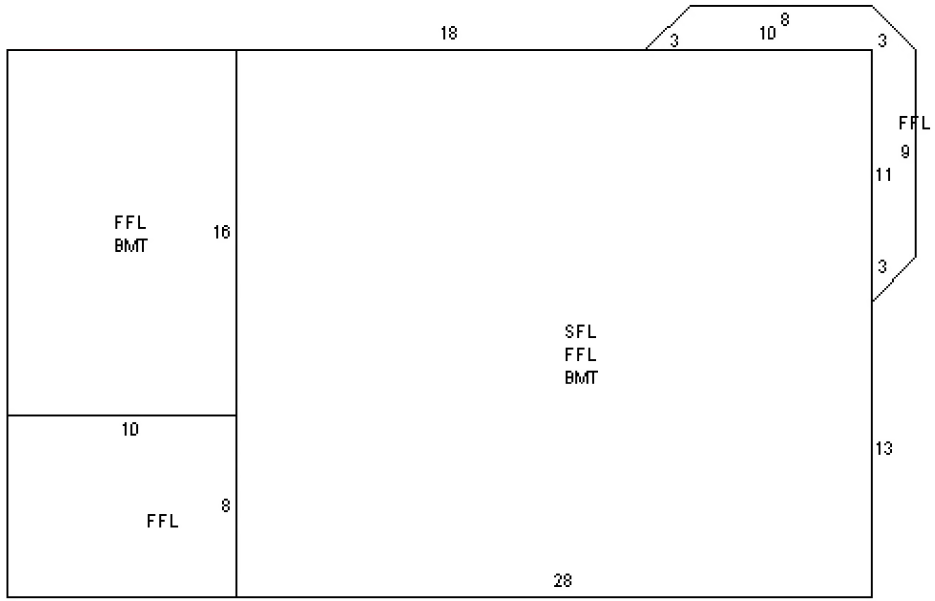
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	162.04
Special Features:	0	Val/Su Net:	131.31
Final Total:	322500	Val/Su SzAd	198.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	952	162.040	154,259
BMT	Basement	832	48.610	40,444
SFL	Second Floor	672	162.040	108,889

Net Sketched Area:	2,456			Total:	303,592
Size Ad	1624	Gross Are	2456	FinArea	1624

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

155.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	